

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

405/6 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$610,000

Median sale price

Median price

\$602,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/6 Osborne Ct HAWTHORN 3122	\$605,000	23/11/2021
2	2/65-69 Riversdale Rd HAWTHORN 3122	\$593,000	10/02/2022
3	105/6 Lisson Gr HAWTHORN 3122	\$563,000	22/11/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/03/2022 13:43



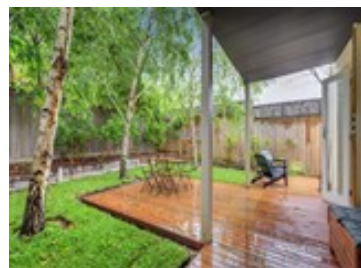
Property Type:
Agent Comments

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Indicative Selling Price
\$610,000

Median Unit Price
December quarter 2021: \$602,500

Comparable Properties



2/6 Osborne Ct HAWTHORN 3122 (REI)

Agent Comments



Price: \$605,000
Method: Auction Sale
Date: 23/11/2021
Property Type: Unit



2/65-69 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$593,000
Method: Private Sale
Date: 10/02/2022
Property Type: Apartment



105/6 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$563,000
Method: Private Sale
Date: 22/11/2021
Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399